

CASE No. 5-51

Post Office Department
OFFICIAL BUSINESS

FEB 28
6 PM
1951
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QUALITY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, ETC.

WICHITA, KANSAS

Return to *City Planning Com.*
(NAME OF ADDRESSEE)
Street and Number, or Post Office Box *304 City Bldg*
REGISTERED ARTICLE
No. *3911*
INSURED PARCEL

WICHITA,
KANSAS.

RECEIPT FOR REGISTERED ARTICLE No. *3911*

Fee paid *25* (Date) *2-27-51*

Class postage paid *1.00* Return receipt fee *25*
Declared value, \$ *4.00* Special delivery fee _____

Surcharge paid, \$ _____ Restricted delivery _____ in person _____
(Accepting employee will place initials in proper space) or order _____ Fee paid _____

From *City Planning Com.* (Sender)
Street and number _____ (Street and number)
Addressed to *Wichita* (Address)
City _____ State _____
Delivered and counted by _____ Postmaster, per _____
GPO 16-12060-0 (Use office and name)

WICHITA, KANSAS
POST OFFICE
FEB 28 1951

STANDARD FORM NO. 11
Rev. 1-4-50

RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

1 H. J. Peterson
(Signature or name of addressee)

2 _____
(Signature of addressee's agent - Agent should enter addressee's name on front ONLY when)

Date of delivery 2-28-57

U. S. GOVERNMENT PRINTING OFFICE 16-52421-1

RECEIPT FOR REGISTERED ARTICLE No. 7971

Fee paid 25 3-27-57 10

Class postage paid _____ Return receipt fee _____
Declared value, \$ 7.00 Special delivery fee _____

Surcharges paid, \$ _____ Restricted delivery _____ in person _____
(Accepting employee will place initials in proper space) or order _____
Fee paid _____

From Wichita Falls, Texas
(Sender)

Addressed to H. J. Peterson
(Addressee)

Postmaster, per Wichita Falls, Texas
(Post office and State)



GPO 16-12000-6

2232 N. Piatt

BOARD OF ZONING APPEALS

1. Attached is certified list from abstract company of the names and addresses of all property owners within a 200 foot radius of the property concerned. A petition is also attached with the signatures of all except one whom we were unable to contact and the signature of the Institute of Logopedics as there is no one certain person who can sign such a document for them.
2. (a) We propose to remodel a 30' x 73' cement block building, existing before annexation to the city, changing it to a 2-family residence. This building meets all requirements of the city as to property set-backs except the rear yard set back which is approximately 15' instead of the required 20'.
(b) The reason for refusing permit was because of insufficient back yard set back as required under Sec. 16, par. 5(c) of Zoning Ordinance.
(c) This condition is not ordinarily found in this district
 2. Granting of permit will be better for adjacent owners and residents as building has heretofore been used as poultry plant.
 3. Strict application will cause unnecessary hardship on owners in that it is an expensive process to shorten building and also building is in good condition and changing structure might cause it to crack.
 4. The exception of variance is not against public interest but for its best interests.
3. Attached is an air photo showing this building with new residences and streets in this area shown in red.
4. Attached is a lot plat showing location of building on lots 18 and ~~south~~ north half lot 19 Wilber's addition to Wichita.

Mr. and Mrs. Wilber J. Hickerson
2200 E. 21st St.

BOARD OF ZONING APPEALS:

WE, the undersigned owners of property within a 200' radius of 2232 Piatt, do petition the Board of Zoning Appeals to set aside the required 20' back yard set back on this existing building, in order that it may be converted into a two-family residence.

Lynette R. Harper

Queen Harper

E. J. McMichael

Muriel W. McMichael

Lots 14, 15, 16, 17, Block 6
Wilber's Addition to Wichita

Lot 12, Block 1, Wilber's Addition

Josck Richardson

Helene Richardson

South 5' of Lot 10, all of Lot 11
Block 1, Wilber's Addition

Charles J. Helman Lucas

Mayle Lucas

South 10' of Lot 9, North 45' of Lot 10
Block 1, Wilber's addition

Eugene S. Boyd

Wanda Marie Boyd

South 15' of lot 8, North 40' of Lot 9
Block 1, Wilber's addition

William A. Scoville

Ruth Scoville

South 20' of lot 7, North 35' of Lot 8
Block 1, Wilber's addition

Hubert M. Ruttan

Clara D. Ruttan

South 25' of lot 6, north 30' of Lot 7
Block 1, Wilber's addition

Robert F. Hill

Helene F. Hill

South 30' of lot 5, north 25' of Lot 6
Block 1, Wilber's addition

Ralph A. Beck

Wm. Ralph A. Beck

South 35' of lot 4, north 20' of Lot 5
Block 1, Wilber's Addition

BOARD OF ZONING APPEALS
Room 304, City Hall
Wichita, Kansas

NOTICE TO PROPERTY OWNERS

February 26, 1951

An appeal has been filed by W. J. Hickerson
(Address) 2200 East 21st on behalf of _____

(Address) _____

as provided by Section 33 of the Zoning Ordinance. The appellant
desires to remodel an existing building to a 2-family
residence and maintain only a 15-foot rear yard on the premises
located at 2232 Platt

This appeal has been given Case No. 5-51
and a hearing will be held by the Board of Zoning Appeals on _____
Thursday, March 1, 1951 at 1:30 p.m.
at which time you may appear, if you so desire, either in person or
by agent or attorney. **Room 201, City Building**

By order of the Board of Zoning Appeals.

E. N. Smith
Secretary.

CITY OF WICHITA
BUILDING INSPECTION DIVISION

To W. J. Hickerson Owner Address 2200 East 21st
To Same Applicant Address _____

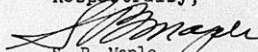
Dear Sir:

Your Application Dated Feb. 17, 1951
For a Permit for the remodeling of an existing building, changing it to a
2-family residence at the premises designated as
2232 Piatt

Is hereby refused on this Feb. 17, 1951 day of _____, 19____,
Under Section 16, par. 5 (c) of the Zoning Ordinance.

For the reason that an insufficient rear yard will be maintained. This is an
existing building, having been built prior to annexation to the City, and was used
as a poultry house. The building sits approximately 15 feet from the rear line,
thus making a 5 foot encroachment into the required rear yard.

Respectfully,


S. B. Maple
Chief Building Inspector

NOTE: Any appeal from this refusal must be filed with the Board of
Zoning Appeals (Room 304, City Hall) within ninety (90) days after
the date of this refusal. For further information, take this notice
to the Planning Department, Room 304, City Hall.

STATUS SHEET

Board of Appeals Case No. 5-51

2252 Piatt Premises in Question
W. J. Hickerson Appellant's Name
2200 East 21st Appellant's Address
same Owner's Name
Owner's Address

2-17-51 Building or Zoning Application Received by Building Inspector

2-17-51 Decision of Building Inspector refused for
insufficient side yard

2-17-51 Appeal filed with Bond of Zoning Appeals

Hearing notice and receipt

The variance or exception desired arises from some condition
which is not uniform in simillar districts

The granting of the permit for the variance will not prejudice
the rights of adjacent property owners or residents

Adjoining Property Owners Notified

Protests Received

Consents Received

Prior Cases on These Premises

Case Hearings

Case Decided Action of Board

Notice of Decision Sent

Court Cases